

FEE \$	10.00
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78829



Your Bridge to a Better Community

BLDG ADDRESS 611 29th Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 180
 TAX SCHEDULE NO. 2943-053-02-006 SQ. FT. OF EXISTING BLDGS 1753
 SUBDIVISION Del Mar TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 2 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER _____ NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Patio Cover
 (2) APPLICANT Delbert Farnento TYPE OF HOME PROPOSED:
 (2) ADDRESS 3210 E 1/2 Rd Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 434-7049 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 11 TRAFFIC 45 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Delbert Farnento Date _____
 Department Approval Mishi Aragon Date 2/27/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Checked</u>	Date	<u>2/27/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

69.00'

14' MULTI-PURPOSE EASEMENT

135.26'

73.72'

90.00'

90.00'

S 00° 09' 51" E

29 3/8

S 00° 09' 51" E

RIGHT-OF-WAY

S 00° 09' 51" E

13.00'

LOT 1
BLOCK 4
0.285
ACRES ±

BONITO AVENUE
RIGHT-OF-WAY

34.07'

22'

22'

22'

22'

22'

22'

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22'

22'

22'

22'

85.00'

LOT 611

0.231
ACRES ±

14' MULTI-PURPOSE EASEMENT

120.09'

95.00'

LOT 609

0.203
ACRES ±

UTILITY ESMT.

95.00'

95.00'

LOT 607

0.203
ACRES ±

95.00'

20.0'

WEST 93.00'

20.0'

7' IRRIGATION AND UTILITY EASEMENT N 00° 09' 51" W

ROAD RIGHT OF WAY VACATED BY THIS INSTRUMENT

ROAD RIGHT OF WAY TO BE VACATED IN FUTURE FILINGS

BOOK 1965, PAGE 283

OUTL
OPEN
0.0
ACR

N 53° 16' 46" W
44.00'

ACCEPTED *KKA 6/29/99*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

BOOK 1746, PAGE 17

BM NO. 5 REBAR
ELEV. 4685.23'

ACCEPTED *Alisa Mason 2/27/01*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

69.93'
S 89° 58' 18" W

S 00° 09' 51"
179.00'

176.35

OUTLOT A